

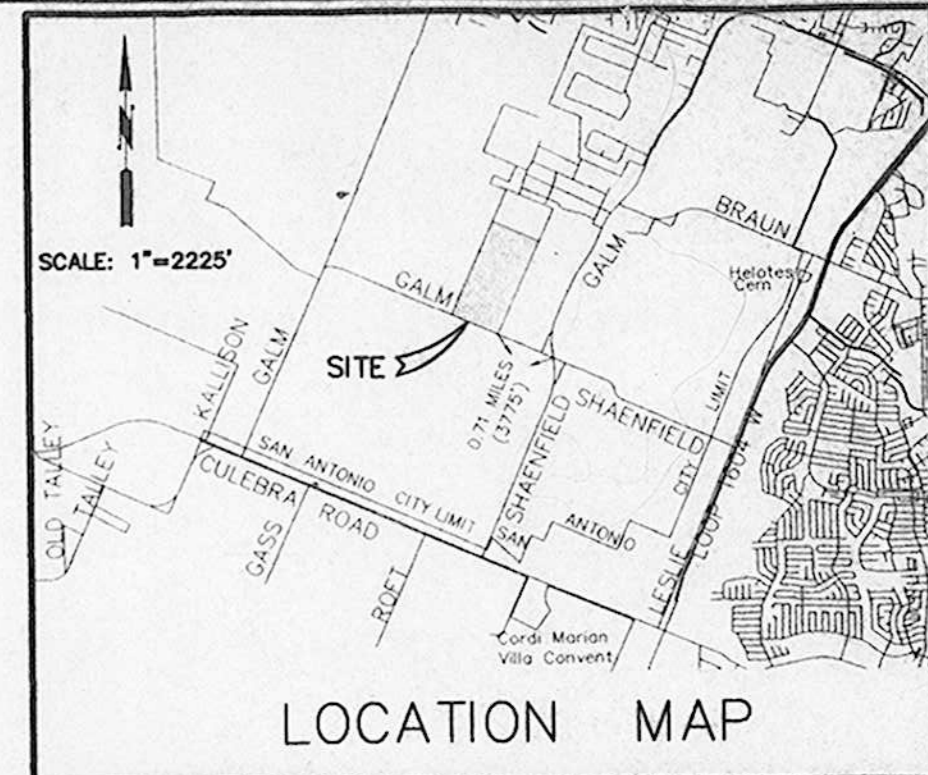
PARK LAND ANALYSIS

PLAN	REQUIRED
439 LOTS 1AC / 70 LOTS	6.20 AC
PLAYGROUND	1.00 AC
PARK AT WELL SITE	0.50 AC
POOL (2,500 sqft)	1.50 AC
RECREATION CENTER BUILDING (1,500 sqft)	1.00 AC
PARK AT TANK SITE	0.25 AC
PARK AT POOL	0.50 AC
ATHLETIC COURT	1.50 AC
6.25 AC	6.25 AC

PLANNED UNIT DEVELOPMENT ANALYSIS

UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	40	7.366	5.4
2	38	6.584	5.8
3	46	7.950	5.8
4	47	6.918	6.8
5	44	6.379	6.9
6	47	6.933	6.8
7	38	7.629	4.9
8	56	8.763	6.4
9	35	5.366	6.5
10	48	8.015	6.0
TOTAL:	439	71.952	6.2

125 ACRES
ELSIE E. SCHNEIDER - TRACT "D"
VOL. 3756, PG. 2020, BCRPR



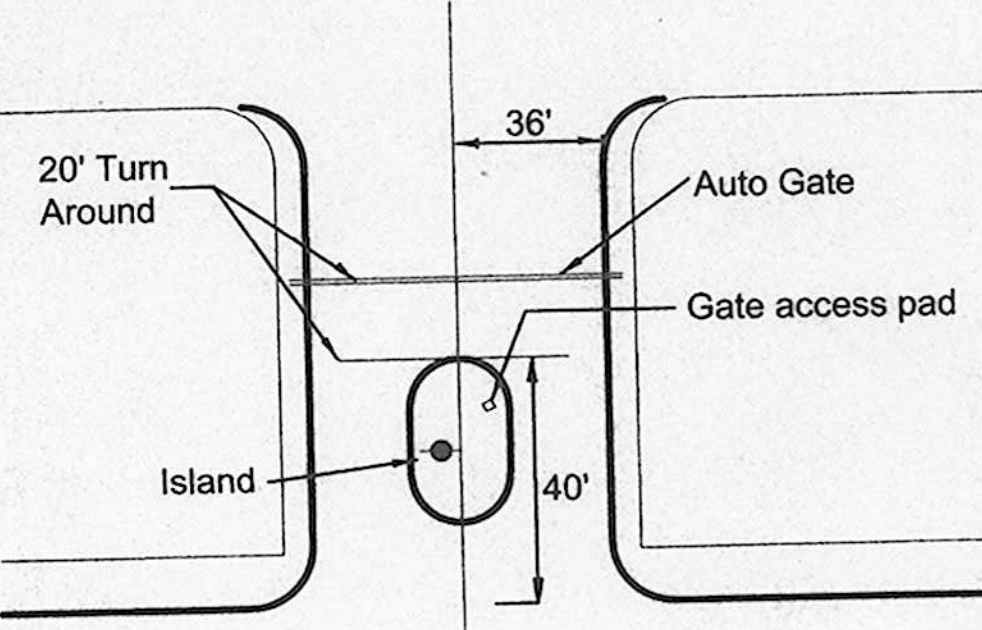
ALL BEARINGS AND DISTANCES REFERENCED HERE ON THE OVERALL TRACT ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS), AND AS SHOWN ON SURVEY PLAT BY BROWN ENGINEERING COMPANY, DATED APRIL 27, '04.

LEGAL DESCRIPTION

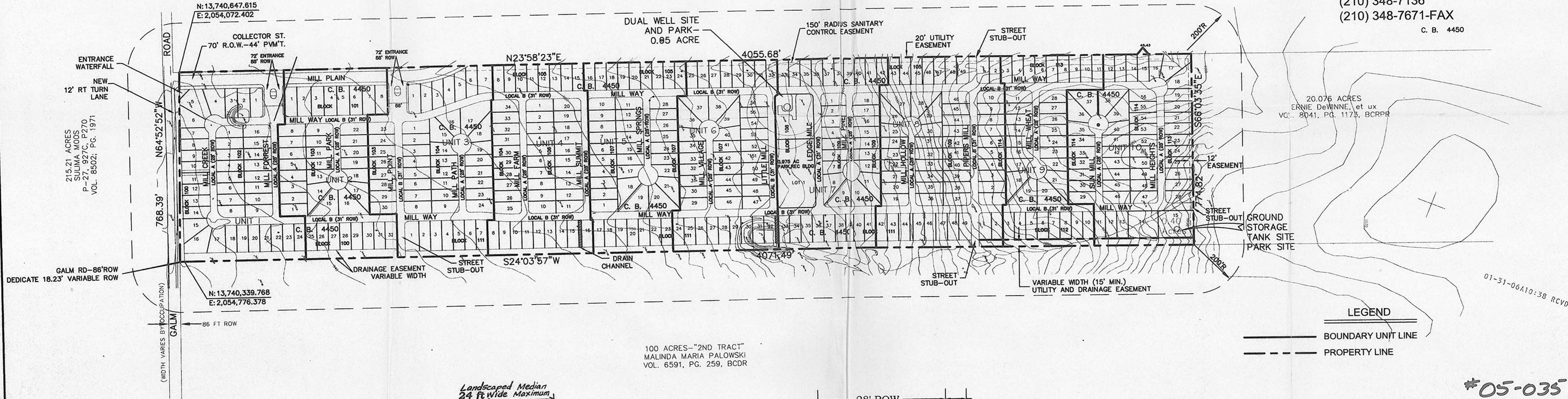
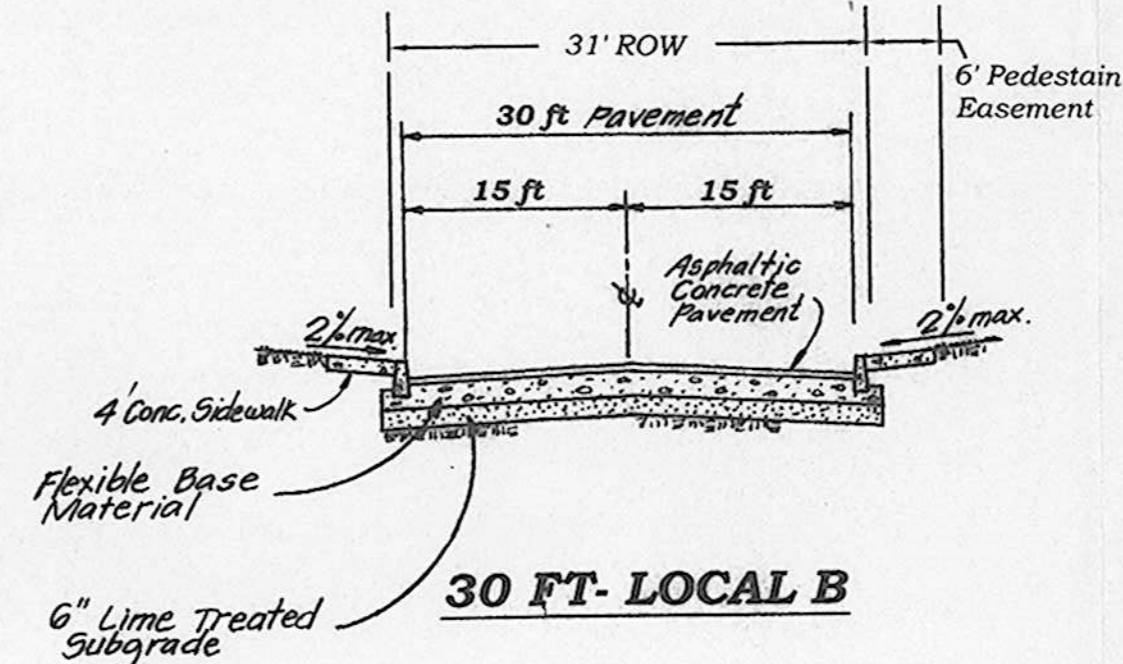
71.974 ACRES OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER

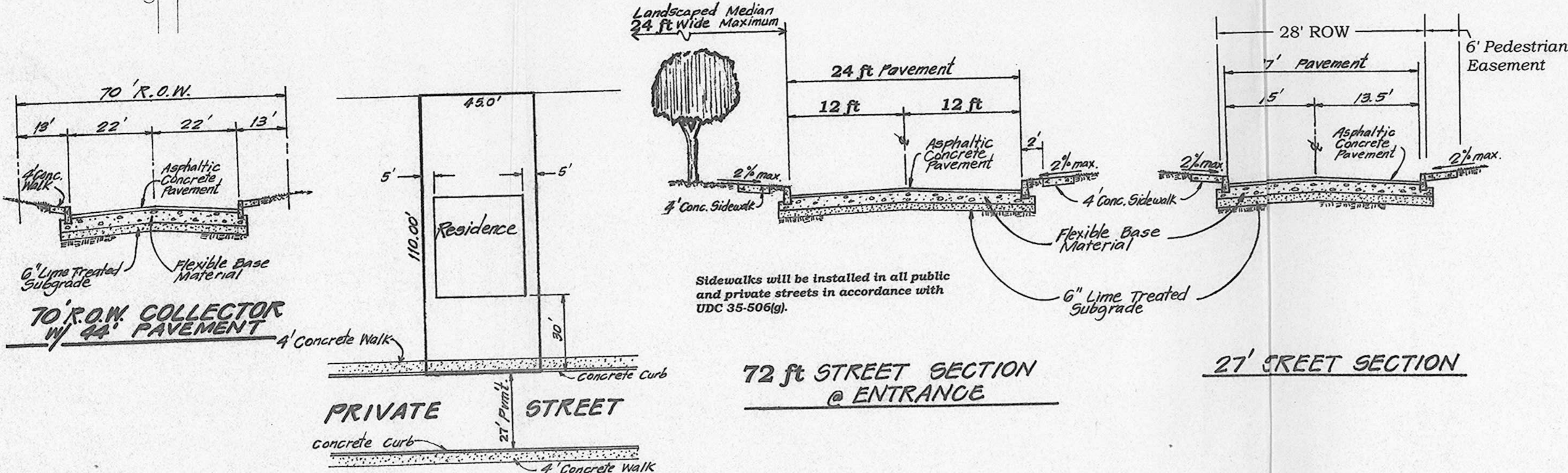
HLH PROPERTIES-HLH DEVELOPMENT
1603 BABCOCK RD., SUITE 151
SAN ANTONIO, TEXAS 78223
(210) 348-7136
(210) 348-7671-FAX
C. B. 4450



SCALE: 1"=200'



LEGEND
—— BOUNDARY UNIT LINE
- - - - PROPERTY LINE



THIS PUD OF LAURA HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ A.D., 2005.

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

REVISIONS	
date	description
8-18-05	C.S.A. REVIEW
1-24-06	C.S.A. REVIEW

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828-1432 fax



PUD MASTER DEVELOPMENT PLAN
LAURA HEIGHTS
BEXAR COUNTY, TEXAS



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Rolando Briones

DATE: April 12, 2006

Address: 8118 Broadway
San Antonio, Texas 78209

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-035

Name: Laura Heights, PUD.

The plat or plan referenced above was heard by the

☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

- **Historic** indicates that

- The Texas Site Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is within the Culebra Creek drainage area, an area known to contain significant archeological deposits. Therefore, there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property
- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Laura Heights:
 - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
 - The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C.
 - Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- **Parks** has indicated that amenities to be provided are as follows:
 - Playground
 - Swimming Pool (2,500 sq.ft.)
 - Recreation Center
 - Athletic Courts
- **Bexar County** states the following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision:
 - Secondary access onto the public collector must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.
 - All decorative structures shall be placed within private property and not within public right-of-way.
 - All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.